

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	-42	FORDHAM ST, ARLINGTON

OWNERSHIP

Owner 1:	RUCAJ ARLINDI &			
Owner 2:	BALLA EDLIRA			
Owner 3:				
Street 1:	40 FORDHAM ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	THAKALI SAGAR -		
Owner 2:	HIRACHAN JASMEEN -		
Street 1:	40 FORDHAM ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2760 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON		Total:	443.999	Spl Credit		Total:	444.000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

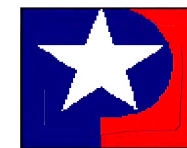
Total Card /

Total Parcel

1,078,600

1,078,600

1,078,600



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	28339	
	Prior Id # 2:		
	Prior Id # 3:		
8	Prior Id # 1:		
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
3	Prior Id # 2:		
	Prior Id # 3:		
	ASR Map:		
	Fact Dist:		
	Reval Dist:		
	Year:		
	LandReason:		
	BldReason:		
	CivilDistrict:		
	Ratio:		

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
8/1/2014	Info Fm Prmt	PC	PHIL C
1/28/2013	Info Fm Prmt	BR	B Rossignol
12/20/2011	MLS	EMK	Ellen K
11/13/2008	Meas/Inspect	294	PATRIOT
8/24/2005	Fieldrev-Chg	BR	B Rossignol
3/22/2000	Inspected	264	PATRIOT
2/29/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: _____

VERIFICATION OF VISIT NOT DATA ____/____/____

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4500.000	625,400	9,200	444,000	1,078,600		28339
							GIS Ref
							GIS Ref
Total Card	0.103	625,400	9,200	444,000	1,078,600	Entered Lot Size	GIS Ref
Total Parcel	0.103	625,400	9,200	444,000	1,078,600	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		390.80	/Parcel: 390.80	Land Unit Type:	11/28/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	625,400	9200	4,500.	444,000	1,078,600		Year end	12/23/2021
2021	104	FV	597,400	9200	4,500.	444,000	1,050,600		Year End Roll	12/10/2020
2020	104	FV	597,600	9200	4,500.	444,000	1,050,800	1,050,800	Year End Roll	12/18/2019
2019	104	FV	418,800	6000	4,500.	471,800	896,600	896,600	Year End Roll	1/3/2019
2018	104	FV	418,800	6000	4,500.	344,100	768,900	768,900	Year End Roll	12/20/2017
2017	104	FV	393,600	6000	4,500.	299,700	699,300	699,300	Year End Roll	1/3/2017
2016	104	FV	393,600	6000	4,500.	255,300	654,900	654,900	Year End	1/4/2016
2015	104	FV	352,100	6000	4,500.	249,800	607,900	607,900	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

